

EVERGREEN ♦ EAST HILLS VISION STRATEGY

Pleasant Hills Golf Course Community Workshop

August Boeger Junior High School
1944 Flint Avenue
San Jose, CA 95148

Tuesday, January 17, 2006
6:30 - 9:00P.M.

SUMMARY of COMMENT CARD COMMENTS

David R. Freeman –

- Do not extend Sueno Drive.
- Maintain trees on perimeter.
- Less houses, no condos or apartments.

Anonymous 1 –

- Best idea all evening: subsidized housing for teachers (Santa Clara does it, we should too).

Pete Castonguay –

- Too many homes for the given area.
- Too many cars for the area (at least 1,600 extra cars in this area).
- Housing density way too high.
- Wrong place for new fire house – should be at the stop light by Lake Cunningham on White Road.
- How will this impact the traffic on Tully/White Roads to 101? At the present time it takes almost 30 minutes to cover this distance, add 1600 more cars in this area – good luck.
- This past week a teenager was killed on Tully Road. What will happen with more cars?
- Yes. Around 500 homes, not 850 homes would be okay with more open space.
- The City/Contractor must improve the traffic flow from Tully/White Roads to 101 before home construction begins in this area.
- From my experience KB Homes does not build quality homes; they just want to build to the max. The CEO of KB Homes annual income is over one billion dollars. KB Homes is building on any flat land that they can find – enough is enough.

- Will KB Homes pay for the additional police/fire protection for this new area?
- Rodrigo Orduna really tried to run the discussion his way and not really listening to the group – I was basically told to keep quiet.

Anonymous 2 –

- I would like to see mixture of houses and retail stores.
- I would like to see sports center, such as basketball court, tennis court, baseball court, etc.
- I would like to see traffic improvement on White Road.

Nadine Yother –

- My only concern is that this may be a waste of time. Will our thoughts and ideas going to be taken to heart? Or is the developers will have their way, “high density”?
- Traffic control, open space, schools, community center, safety – fire. We need them all.
- I have live in the area for over 45 years. We need some and more input.
- I tried to get through on the web site but it was down.

Anonymous 3 –

- Keep a buffer/greenbelt around existing homes.
- Lot sizes at least as large as those in the surrounding area (7000 to 8000 square feet).
- As much open space as possible.
- Open space on the northeast sides near the existing housing.
- Minimize traffic impact – Flint is already at a stand-still during school drop-off and pick-up.
- Keep the quality of life up, don’t put too much development – the neighborhood can not handle it.

Raymond P. Ruiz –

- Medium density homes.
- “Owner occupied” only.

Anonymous 4 –

- The group activity was very valuable to see the consensus of my neighbors – we all think the same – keep the open space.
- Single-family homes, save the trees.

- Key issues: homeowners live in homes, keep out real estate companies to buy up and use as rentals.

Grace Red –

- The facilitator for group #3 did a good job and assisted the group to come to a consensus especially at certain times when individuals have strong personal preferences.
- The workshop, although a very good idea, should have gone a step further by combining similar core values and grouping people by a specific value. For example, the group responsible for low density would work on that design while those responsible for safety would be incorporating that value into the design.
- By grouping values a good design plan can be developed versus designing based on a set of values of a group.

Sherry Jahn –

- Good idea, planned well yet somewhat hard to come up with a valid idea in such a short time. It is also hard to feel like our input might matter.
- Developing the golf course could be a good thing if it keeps consistent with surrounding neighborhoods and improves nearby neglected areas such as the Lake. It really needs help.
- I'm still very anxious about overcrowding and quality of life. There were many good points to keep consistent.
- Also, it would have helped if we knew we could have planned a school. That was one of my biggest concerns. It would have changed our plan completely.
- Maybe give more info. prior to a meeting.

Anonymous 5 –

- I'm glad I had the opportunity to participate with neighborhood planning. I think it is important to express your ideas in the hope these will be considered and incorporated by planners.

Victor Solanoy –

- Pre-work (besides questions) should be done to better communicate neighborhood needs. This includes, but is not limited to: 1. assigning groups prior to community meeting, 2. provide materials as was done for this meeting prior to meeting to assemble group proposals.
- Additionally these materials should be provided online for the purposes of information sharing.
- District [8] really needs a better website that communicates these types of discussions beyond collateral the developers and the Councilman provides. Possibly ongoing reports from neighborhood associations.

Dinh Van Nguyen –

- Reserve greenbelt as much as possible.
- Build community center as reasonable means.
- Sport field, reduce the 18 hole golf course to 9 hole-short golf course with driving range.
- Build single-family houses (8 units per acre).

Anonymous 6 –

- Mailers sent out poorly timed. Letter dated January 3rd for a 17th meeting. Not mailed until the 5th. Stated only one person per household would be allowed to come to meeting. If you did not respond by the 10th you would not be allowed to attend the meeting. Many people within the neighborhood did not receive the mailers until after the 10th. They thought that they could not come and participate.
- Mailers not sent out in different languages.
- Not sent out in a timely matter.
- Some neighbors left out completely.

Michael Jones –

- Excellent meeting worth the time and effort of participants.

Jeanette Newman –

- Thank you for putting this together. Very appreciated.
- Please remember the people who attended tonight will be living with the decisions that are going to be made regarding this property.

Job L. Camarena –

- No out lots of traffic on Vista Verde Drive.
- Only homeowners not renters.

Anonymous 7 –

- I'm glad I came because I didn't really understand what was proposed.
- I had a chance for input and came out a better-informed person.
- I would like further plans of the developer and their proposals.

Anonymous 8 –

- The meeting went very well. It was great to see and hear other people's opinions. It became very clear that most people do not want homes built in this area. The main area of concern is the traffic.
- It was great to see Councilmember Cortese involved in the community and actually taking the time to hear what the community has to say.

Anonymous 9 –

- More than half the groups want greenbelts behind existing housing.
- No through streets. No new street openings onto or from Flint and/or Vista Verde.
- More single-family homes as opposed to high density.
- High density housing on White and Tully only.
- All owner inhabited. No Rentals.
- New streets open onto and/or from White and/or Tully only.
- Keep the trees.
- Add more trees.
- Greenbelt all around.
- Walking (par course, bike path, stroller friendly) all around and that connects with other parks.
- Overpass to Cunningham Park for walkers/bikers.
- Pedestrian opens that connect new neighborhoods to old ones.

Billy Jasiniecki –

- I'd like to see more retail shopping in the area.
- I'd prefer to see the Lunardi's "town square" concept expanded.
- This area needs more restaurants – not of the fast food variety.

Anonymous 10 –

- I would like to see bicycle/walking connecting path to Groesbeck Park, Fernish Park, Reid-Hillview and Cunningham Park and other neighborhood parks in the Evergreen area and Alum Rock areas.
- Quality grocery store/restaurants.
- Public art area.
- Skateboard park.
- Progressive master plan for the greenspace.
- Upgrade the whole space as golf course – keep it as an open space – greenspace with progressive master plan.

Anonymous 11 –

- I was surprised at some residents' opposition to including smaller single-family homes on smaller lot sizes.
- Yes, in an ideal world any new development would mimic existing home and lot sizes but that is an unrealistic expectation in light of the current housing market. I do not believe that home and lot sizes that are similar to what currently exists would be affordable for the majority of today's homebuyers. The focus of new development should be housing that is affordable – be it single-family, garden townhomes or townhouses.
- Nearby residents need to be open to these ideas.

Anonymous 12 –

- We need bigger schools, mostly Jr. High School in the Mount Pleasant School District.

Anonymous 13 –

- Thank you for the opportunity to hear us.
- The repeating theme was to conserve green space, which we as a community feel we lack in our district.
- Please do your best to help us and our children enjoy our neighborhoods.

Gina Zendejas –

- Would like to have had a fact sheet with good and accurate info. about the Pleasant Hills Golf Course. Example: Rezoning, What is going to happen with plans, How to be a member of Task Force, Access via internet for info. about Environmental Impact Report, etc.